

MINUTES
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BOARD OF SELECTMEN
July 11, 2005
REGULAR SESSION

Call to Order

The Board of Selectmen convened in open session at 7:05 p.m. in the Selectmen's Meeting Room of Town Hall. All members were present. Town Administrator Thomas Younger was absent.

Chairman Solomon announced that the third transfer of land from McLean (1.43 acres for affordable housing and parking at the Waverley Oaks complex) occurred today.

Chairman Solomon introduced Mr. Ron Lunt who has accepted the position of Municipal Light Department Manager for the Town of Belmont.

Questions from Town Residents

Arthur Wolfson of Pleasant Street appeared before the Board and reported that Keyspan did not carry out the requirements of placing gas lines on Pleasant Street. He wanted to know if the Board was aware of this and what could be done to get Keyspan to address this issue. Chairman Solomon requested that Mr. Wolfson wait until the Keyspan representative arrived later at the meeting to address his concerns.

Action by Appointment

Approval of Acceptance of Deed, 303 Concord Avenue

The Board moved: to approve and sign the Acceptance of Deed for 303 Concord Avenue.

The motion passed unanimously (3-0).

Application for Licenses and Permit – Victuallers License – Asillem, LLC d/b/a Stone Hearth Pizza Company

The Board moved: to approve the Victualler's License for Stone Hearth Pizza Company.

The motion passed unanimously (3-0).

Discussion of the Concord – Alewife Rezoning

Uplands Advisory Committee Chair Fred Paulsen and member Martin Duffy appeared before the Selectmen and updated them on the history of the Concord – Alewife rezoning area.

Selectman Firenze updated the Board on his meeting with Steve Corrigan of O’Neill properties. O’Neill has a new plan that would not encroach on the floodplain and will be filing for 40B permits for this plan. Any changes to the MOA would then need to go before Town Meeting.

Fred Paulsen asked that the Town Administrator coordinate responses to the new application. After meeting with Cambridge’s Town Manager, he felt it would be beneficial if Belmont’s Town Administrator met with the Cambridge Town Manager to explore ways in which Belmont could work with Cambridge in regard to all the developments going on in the area of the Uplands and the “Quadrangle.”

Mr. Paulsen also made the Board aware of the Executive Office of Environmental Affairs Self-Help, Urban Self-Help and federal Land and Water Conservation programs administered by the Division of Conservation Services. He added that one of the priorities for this year's grants is to provide recreational opportunities to urban populations.~ Priority for the Self-Help grant round will be in part for the protection of sensitive stream and pond watersheds;~and those that augment or connect to existing conservation lands, and thereby help to preserve the integrity and health of the local or regional ecosystems.~ These criteria appear to be met in connection with any proposed addition of the Uplands to the DCR Alewife Reservation.

Mr. Duffy outlined some strategies scenarios for conservation of the Uplands.

The Board moved:

1. to ask the Town Administrator to enter into dialogue with Cambridge regarding the possibility of transfer rights to create new options for the Uplands Site;
2. to expect that the Town Administrator will coordinate the Town’s response to the new 40B proposal;
3. to direct Town Counsel to advise the Board of everything that the Town needs to do in order to protect the Town’s rights on this parcel of land.

The motion passed unanimously (3-0).

There was some discussion as to who would continue discussion with O’Neill and what approach to take. Selectman Firenze offered to continue speaking with them and would like to invite the Town Administrator to join him.

Keyspan Petition for B Street

Harold Cooper appeared on behalf of Keyspan and stated Keyspan’s plan for B Street.

The Board moved: to approve the petition as outlined.

The motion passed unanimously (3-0).

Chairman Solomon asked Mr. Cooper to address Resident Wolfson's concerns that Keyspan did not meet the conditions for work on Pleasant Street. Mr. Cooper stated that Keyspan is trying to correct this problem and will be contacting Mr. Clancy of Community Development to ensure that conditions are met. Mr. Castanino offered to speak with Mr. Clancy and get the Pleasant Street issue resolved.

Discussion of 200 Beech Street Land Purchase

The Board moved: to agree to sign a Quitclaim Deed for the sale of a portion of land abutting 200 Beech Street

The motion passed unanimously (3-0).

Discussion of Sewer and Water Rates

Peter Castanino and Ralph Jones appeared before the Board to discuss rationale for setting the FY06 water rate. Mr. Jones mentioned that in FY06 there will be no sewer rate increase, as the MWRA has not increased their sewer rate. Mr. Castanino stated that the proposal for the water section is 6% increase. There was some discussion about how they arrived at the increase amounts. Mr. Castanino recommended looking at a 5-year plan in order to determine rates.

The Board moved: to make a 0% increase for FY06 sewer rate.

The motion passed unanimously (3-0).

The Board moved: to make a 6% increase for FY06 water rate.

The motion passed unanimously (3-0).

Selectman Brownsberger clarified that this means that the bills that residents receive will be 3% higher in FY06.

Award of Sand, Gravel and Loam Contract and Award of Fuel Bid

The Board moved: to approve the recommendation of the Public Works Director for the award of a Sand, Gravel and Loam Contract and the Award of the Fuel Bid.

The motion passed unanimously (3-0).

Appointment of Alternate to Arlington, Belmont, Cambridge Stormwater Flooding Board

Selectman Brownsberger gave some background about the creation of the Arlington, Belmont, Cambridge, Stormwater Flooding Board and explained how the floodplain can be viewed on the USGS website.

The Board moved: to approve William Brownsberger as a Primary Member from Belmont to the Arlington, Belmont, Cambridge Stormwater Flooding Board, and approve Peter Castanino as an Alternate Member at this time.

The motion passed unanimously (3-0).

Discussion of Belmont Community Media Center

The Board moved: to designate the Belmont Community Media Center as the Access Corporation defined in the Cable Television renewal license between Comcast and the Town of Belmont.

The motion passed unanimously (3-0).

The Board moved: subject to the approval of Town Accountant and Town Administrator, to approve the transfer of monies (approximately \$28,000) currently in Town account 5033.033, labeled Cable Equipment Expense to the Belmont Community Media Center.

The motion passed unanimously (3-0).

Approval of Minutes

The Board made two corrections to the Minutes. In the May 27, 2005 Minutes, the time for opening the session should be 8:00 AM. In the June 6 Minutes, this meeting should be labeled as a "Special Session" not a Regular Session.

The Board moved: to accept the Minutes of 4/27/05, 5/2/05, 5/9/05, 5/13/05, 5/16/05, 5/23/05, 5/27/05, 6/6/05, 6/10/05 and 6/13/05 with the noted corrections.

The motion passed unanimously (3-0).

Application for License and Permits – Renewal of Vladimir Arostanyan d/b/a Design Jewelry by GVS, 501 Common Street

The Board moved: to accept renewal of this application.

The motion passed unanimously (3-0).

Appointment of Town Employees

The Board moved: to appoint Timothy McCarthy to the Municipal Light Advisory Board contingent upon the Board's accepting that he will be a sixth member with a full term; or, if any member has resigned, he will fulfill the balance of the term.

The motion passed unanimously (3-0).

The Board moved: to appoint Barbara Hagg as Town Accountant for three years.

The motion passed unanimously (3-0).

The Board moved: to appoint Kopelman and Paige as Town Counsel for one year.

The motion passed unanimously (3-0).

Chairman Solomon noted that in August, the Selectmen's Meeting will take place on August 1, not August 8, as previously planned.

Other

Selectman Brownsberger asked if Chairman Solomon and the Town Administrator would finalize a list of Board of Selectmen Goals.

Selectman Brownsberger asked that the Town Administrator follow-up on the status of the Bike Path from Brighton to Alewife with the MPO.

Selectman Brownsberger discussed that there are some administrative details with the McLean Funds and he would like the Town Administrator to be sure that the funds go to the correct places.

Selectman Brownsberger discussed Blair Pond (Cambridge) and felt that at some point the Board would have to come up with a strategy to have this pond dredged as it is backed up with silt from Belmont. He would like to see some funding sources explored.

Selectman Brownsberger discussed a suggestion from the architect of the Senior Center for the project to move along more quickly as construction costs are dramatically rising. The Board agreed to discuss this issue on August 1.

Selectman Firenze updated the Board on the Woodfall Road parcel. It appears that due to the presence of a perennial brook, the town may only be able to get 4 building lots within the boundaries of this parcel. He felt a transfer of land from the Belmont Country Club could be approved by Belmont Country Club by August 24.

There was discussion of coordinating a debt exclusion vote with a Town Meeting, if a debt exclusion would be necessary for the Senior Center to proceed. The Board felt that this could be discussed at the September 12 meeting.

The Board of Selectmen asked that, given this new data about the Woodfall Road parcel, the Town Administrator coordinate getting a new appraisal of this parcel with the four lots and that the Town Administrator meet with Glenn Clancy to review his presentation to the Conservation Commission about the perennial brook.

Selectman Firenze stated that he has received some complaints about the overnight parking ban not being enforced. The Board of Selectmen would like the Chief of Police to look into this and see to it that the overnight parking ban is enforced all over Town.

Chairman Solomon wanted to clarify why the Traffic Advisory Committee is holding hearings about Trapelo Road traffic during the summer months. He explained that it is because of the schedule of the MPO for funding. Applications for funding are due in the fall and therefore the TAC is trying to gather input from townspeople over the summer.

Chairman Solomon also requested that staff send a copy of a notice about a new 911 Memorial in Tewksbury to the Belmont families who had 9/11 tragedies.

Chairman Solomon announced that Belmont is #13 on the State's list for Library Funding and would be scheduled to receive over \$4 million dollars.

The Board adjourned its regular session at 9:25 p.m.

Administrator

Thomas G. Younger, Town